



Project Information Summary

Project Name: Aspen Knolls 5th Phase II

Last Update: 01/12/26

Project Number: PZ-25-00146

General Location: Located on the northeast corner of S Taft Ave and W County Road 16.

Project Description:

Proposal to plat and construct the second phase of Aspen Knolls. Phase II will consist of 118 single family detached lots with 1.89 acres of open space. Located in the northeastern most corner of Aspen Knolls Development to the northeast of S Taft Ave and W County Road 16 intersection.

Existing Zoning: PUD-Planned Unit Development

Acreage of Site: 26.025 acres

Existing Use: Vacant

Application Type:

Site Development Plan

Civil Construction Plans

Final Plat

☐ Neighborhood Notice and Comment Period Required

***Public Review Required:** ☒ None

☐ Variance ☐ Neighborhood Meeting ☐ Planning Commission Hearing ☐ City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Use Type

☒ Use by Right (R)

☐ Limited Use (L)

☐ Adaptable Use (A)

☐ Conditional Use (C)

Contact Information:

Applicant

Name: Liam Shannon

City Planner

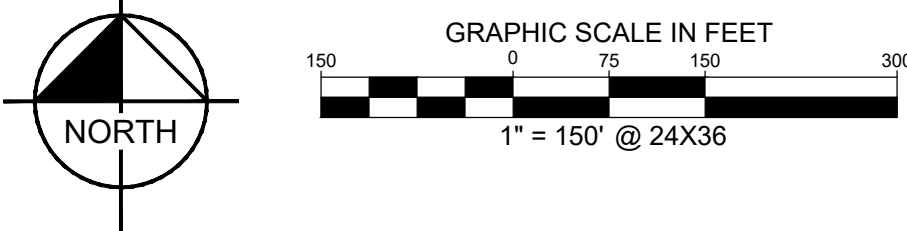
Name: Ethan Mattson

Phone: 970-962-2581

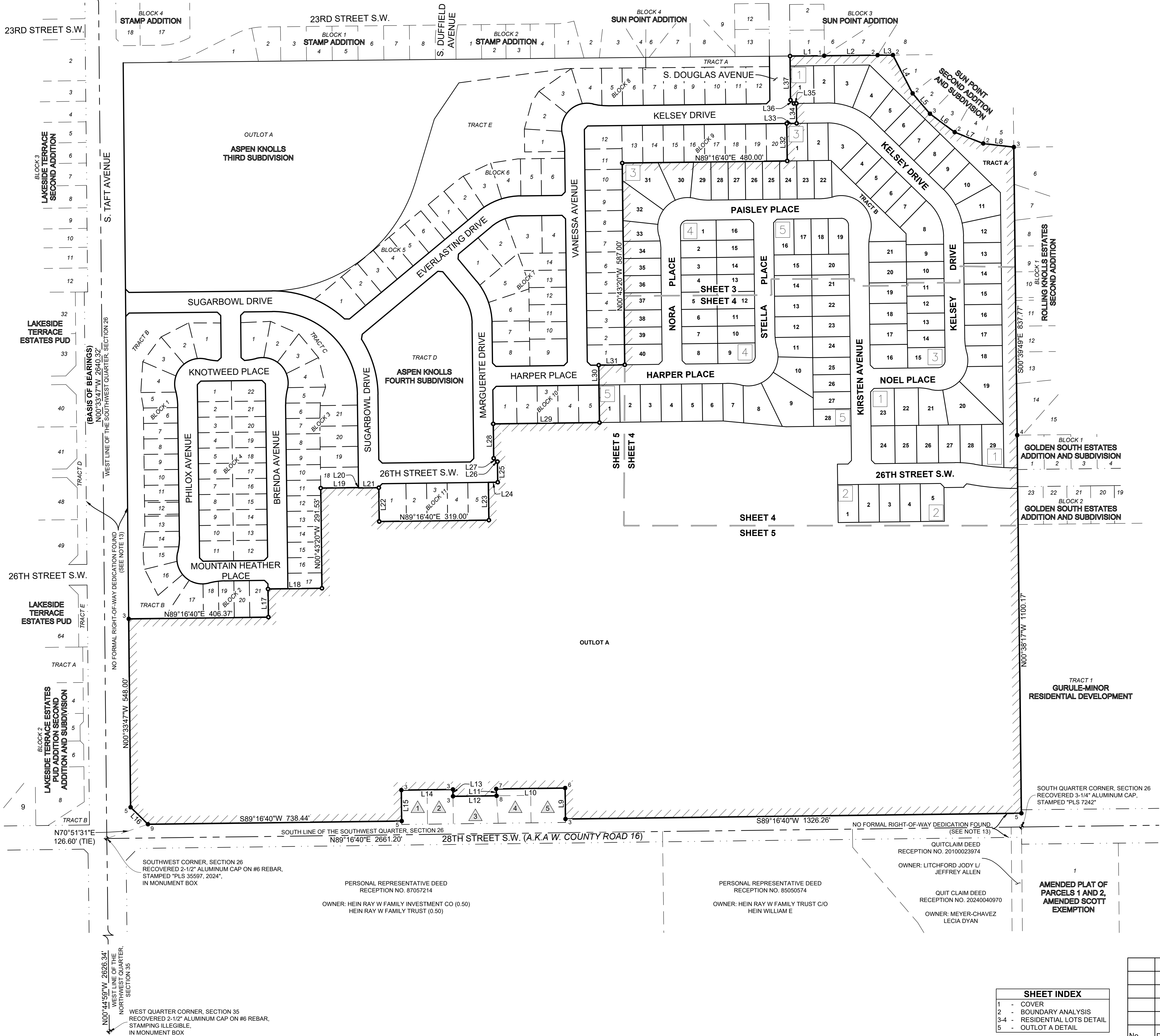
Email: Ethan.Mattson@cityofloveland.org

Attachment (s): Final Plat

The above information was current at the time of initial project submittal and is subject to change



ASPEN KNOLLS FIFTH SUBDIVISION
BEING A RESUBDIVISION OF OUTLOT A, ASPEN KNOLLS FOURTH SUBDIVISION,
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M.,
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°27'17"E	99.14'
L2	N89°24'46"E	155.26'
L3	N89°27'49"E	44.73'
L4	S27°12'30"E	125.52'
L5	S40°27'28"E	77.69'
L6	S53°20'27"E	89.62'
L7	S68°14'58"E	89.62'
L8	S83°18'04"E	89.41'
L9	N00°43'20"W	90.00'
L10	S89°14'45"W	200.56'
L11	S03°03'26"E	19.94'
L12	S89°21'02"W	126.62'
L13	N00°39'19"W	19.88'
L14	S89°16'40"W	150.00'
L15	S00°39'20"E	90.00'
L16	N45°38'34"W	70.61'
L17	N00°43'20"W	82.00'
L18	N89°16'40"E	157.00'
L19	N89°16'40"E	110.00'
L20	S00°43'20"E	1.01'
L21	N89°16'40"E	59.00'
L22	S00°43'20"E	98.52'
L23	N00°43'20"W	110.00'
L24	N89°16'40"E	27.20'
L25	N00°43'20"W	60.00'
L26	S89°16'40"W	1.00'
L27	N45°43'20"W	14.14'
L28	N00°43'20"W	100.00'
L29	N89°16'40"E	309.00'
L30	N00°43'20"W	167.00'
L31	N89°16'40"E	75.80'
L32	N00°43'20"W	109.00'
L33	N89°16'40"E	28.73'
L34	N00°43'20"W	58.00'
L35	S89°16'40"W	7.03'
L36	N45°38'01"W	14.12'
L37	N00°32'43"W	128.06'

LEGEND	
+	RECOVERED SECTION CORNER AS NOTED
1	RECOVERED #4 REBAR, BARE
2	RECOVERED 1" YELLOW PLASTIC CAP ON #4 REBAR, STAMPED "PLS 12374"
3	RECOVERED 1" YELLOW PLASTIC CAP ON #4 REBAR, STAMPED "PLS 35597"
4	RECOVERED 1-1/4" YELLOW PLASTIC CAP ON #5 REBAR, STAMPED "PLS 11989"
5	RECOVERED 1" YELLOW PLASTIC CAP ON #4 REBAR, STAMPED "PLS 32829"
6	RECOVERED 1-1/2" ALUMINUM CAP ON #5 REBAR, STAMPED "LS 5112"
7	RECOVERED 1-1/2" PIPE, BARE
8	RECOVERED 1-1/2" YELLOW PLASTIC CAP ON #4 REBAR, STAMPING ILLEGIBLE
9	SET PROPERTY MONUMENT - SET 18" LONG NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC CAP STAMPED "PLS 38281"
X	BLOCK NUMBER

LINE TYPE LEGEND	
---	BOUNDARY LINE
- - - -	EASEMENT LINE AS NOTED
---	SECTION LINE
---	RIGHT-OF-WAY LINE
---	ADJOINER LINE

NOTE: ALL EXTERIOR DIMENSIONS ARE RECORD AND MEASURED UNLESS OTHERWISE NOTED. ALL INTERNAL LOT DIMENSIONS ARE CALCULATED UNLESS OTHERWISE NOTED.

ADJACENT PARCEL OWNERSHIP TABLE		
PARCEL IDENTIFIER	BOOK & PAGE/RECEPTION NUMBER	OWNER
1	BOOK 1222, PAGE 543	819 MULBERRY LLC
2	RECEPTION NO. 20170016165	SIMPSON SCOTT L, SIMPSON LINDA K
3	RECEPTION NO. 98023049	ELLIOTT PEGGY J
4	RECEPTION NO. 20160000294	THIEL DAVID E
5	RECEPTION NO. 9526300024	RUPP EDWARD W TRUST

TRACT SUMMARY TABLE			
TRACT	ACRES	SQ. FT.	USE
OUTLOT A	54.739	2,384,410	FUTURE DEVELOPMENT
TRACT A	1.564	68,128	BLANKET EASEMENT FOR PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, AND LANDSCAPING
TRACT B	0.327	14,262	BLANKET EASEMENT FOR PEDESTRIAN ACCESS, DRAINAGE, UTILITIES, AND LANDSCAPING

PRELIMINARY
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Kimley»Horn

6200 S. SYRACUSE WAY, # 300
GREENWOOD VILLAGE, CO 80111
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www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	CJW	DRW	2025-1117	196011014	2 OF 5

No.	DATE	REVISION DESCRIPTION